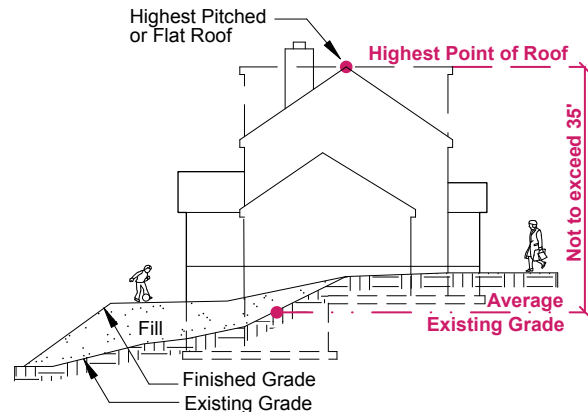


**Note:** This handout applies only to structures located in the Shoreline Overlay District. To calculate building height in the Transition Area Design District, see Handout L-10. For all other properties, see Handout L-9.

## How is building height measured in the Shoreline Overlay District?

Building height in the Shoreline District must be illustrated by **two** measurements, and the proposed structure must comply with both.

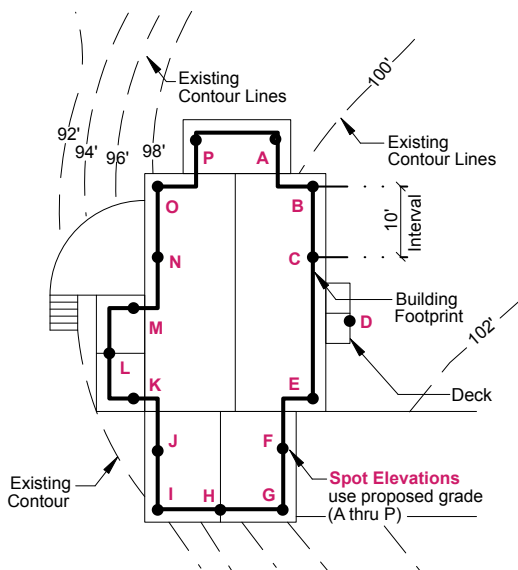
1. **As measured from Average Existing Grade:**  
The building height may not exceed 35 feet, measured from the average **existing** grade to the top of a pitched roof or flat roof, excluding parapet. See figure 1.
2. **As measured from Average Finished Grade:**  
The building may not exceed 30 feet, measured from the average **finished** grade to the mid-point of a pitched roof between the ridge and eave or the top of a flat roof, excluding parapet. See Handout L-9.



**Measuring Building Height**

(figure 1)

The illustrations in this handout pertain to item 1 only. For illustrations for item 2, see Handout L-9.



**Determining Average Existing Grade**

(figure 2)

## How do I determine average existing grade?

**Step 1:** Provide an accurate drawing of the building footprint on the site.

The drawing must show the existing topography (using contour lines, at 2' intervals).

**Step 2:** Show points on the drawing every 10' around the building footprint. For each point, provide spot elevations of the topography as it exists today.

**Step 3:** Add up all of the spot elevations, and divide by the quantity of those spot elevations. This gives you your average existing grade.

**Calculating the Average Existing Grade**  
(add all spot elevations)

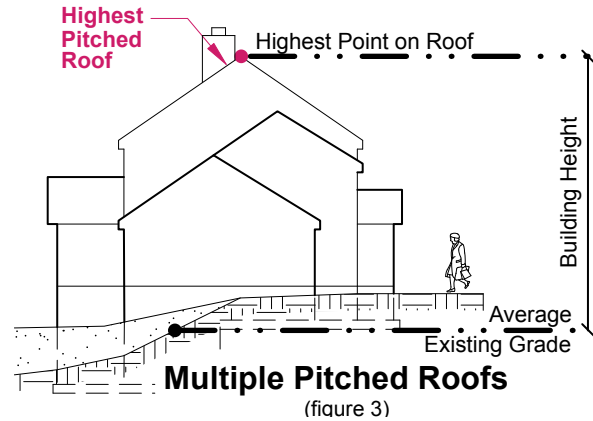
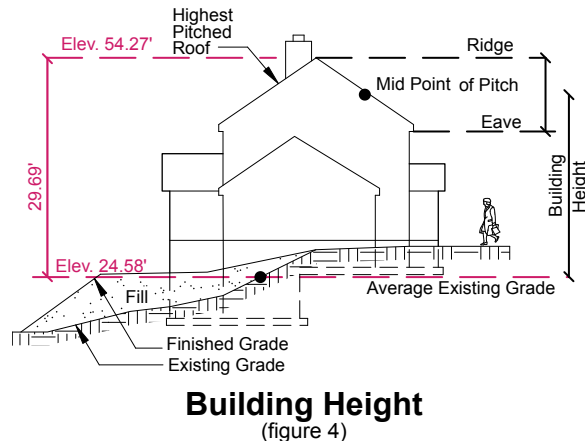
$$\frac{A \text{ thru } P}{16} = \text{Average Existing Grade}$$

(divide by # of spot elevs.)

See figure 2.

## What if my building has several pitched roof sections with different ridge and eave elevations?

In this situation you would measure to the top of the highest ridge.



## How do I illustrate propose building height?

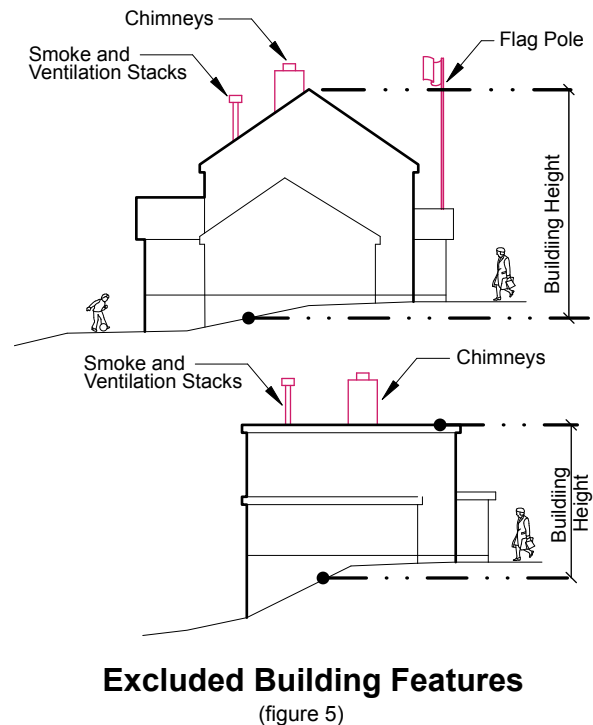
Provide a building elevation drawing that portrays the average existing grade elevation and the elevation of the highest point of a pitched roof or elevation of a flat roof, excluding parapet. See figures 4 and 5.

## Are any building features excluded from building height calculations?

Small, slender appurtenances such as chimneys and television antennas are not included in the building height. (See figure 5).

## Where can I get additional information?

- Handout L-9, *Calculating Building Height*
- Land Use Code 20.25E.017.B, *Shoreline Building Height*
- Land Use Code 20.50.012, *Definition of Building Height and Building Segment*
- Land Use Code 20.50.022, *Definition of Grade and Grade, Finished*
- Land Use Code, *Dimensional Requirements Chart*



This document is intended to provide guidance in applying certain Land Use Code regulations and is for informational use only. It cannot be used as a substitute for the Land Use Code or for other city codes, such as the Construction Codes. Additional information is available from Development Services at Bellevue City Hall or on the city website at [www.bellevuewa.gov](http://www.bellevuewa.gov).

For land use regulations that may apply to your project, contact the Land Use Information Desk in Development Services. Phone: 425-452-4188. E-mail: [landusereview@ci.bellevue.wa.us](mailto:landusereview@ci.bellevue.wa.us). Assistance for the hearing impaired: dial 711.